



Staff Report

PUBLIC HEARING PURSUANT TO PROVISIONS OF PROPOSITION 218 TO CONSIDER AN ORDINANCE INCREASING THE CITY'S SEWER CHARGES

Honorable Mayor and Council Members:

Summary

On May 11, 2010, the City Council approved a resolution proposing a revision and increase of the City's Sewer Charges, and set tonight's public hearing with respect to increasing the associated charge. The Resolution also established the rules for tabulating protests against the proposed charge. Staff mailed notices of the hearing to the owner of each property connected to the sewer system as directed by the Resolution.

Attached for reference is 1) the Sewer Rate Analysis Report, entitled Sewer Rate Update– FY 2010-11, dated April 30, 2010, which reflects a 6.75% Rate increase; and 2) the Action Plan for the Proposition 218 process and for placing the proposed 6.75% rate increase on the tax rolls for FY 2010-11.

Background

In proposing the increased charge, the City has complied with each of the relevant requirements of Section 6 of Article XIID of the California Constitution (which was adopted by the voters in 1996 as part of Proposition 218). Consequently, the City mailed notice of the proposed charge to each property owner of record as of the last equalized assessment roll.

Property owners have the right to submit a written protest against the proposed charge and may do so by mail or in person to the City Clerk not later than the conclusion of the Public Hearing. The City received thirty (30) written protests as of the writing of this report. If written protests against the charge are presented by owners of a majority of the affected parcels, the City Council may not impose the charge. The majority protest would require 4,124 written protest be received, or one more than 50% of the total properties of record numbering eight thousand two hundred and fifty-four (8,245).

Discussion

As discussed above, On May 11, 2010, the City Council discussed the proposed Sewer Charge and approved the mailing of a Notice for a 6.75% sewer rate increase. Attached is a copy of the Rate Analysis Report prepared that reflects the proposed 6.75% Rate Increase.

EXISTING SEWER CHARGE RATE SCHEDULE

Each parcel's sewer charge is the sum of a Base Charge and a Flow Charge.

Base Charge

- Residential Customers (single-family and multi-family):
\$254.83 per dwelling unit per year
- Non-Residential Customers:
\$254.83 per parcel per year

Flow Charge

- Residential and most Non-Residential Customers:
\$3.34 per hundred cubic feet of estimated annualized wastewater discharge
- “High-Strength” Non-Residential Customers (supermarkets with grinders and restaurants with on-site food preparation):
\$6.51 per hundred cubic feet of estimated annualized wastewater discharge

PROPOSED SEWER CHARGE RATE SCHEDULE

Each parcel's sewer charge is the sum of a Base Charge and a Flow Charge.

Base Charge

- Residential Customers (single-family and multi-family):
\$272.03 per dwelling unit per year
- Non-Residential Customers:
\$272.03 per parcel per year

Flow Charge

- Residential and most Non-Residential Customers:
\$3.57 per hundred cubic feet of estimated annualized wastewater discharge
- “High-Strength” Non-Residential Customers (supermarkets with grinders and restaurants with on-site food preparation):
\$6.95 per hundred cubic feet of estimated annualized wastewater discharge

The average increase in cost to residential homeowners from the proposed rate increase is in the amount of \$22.67, or a 4.29% change in the average bill. Commercial bills declined for some and increased for others, primarily as a reflection of changes in the average water usage.

It is noted that in some commercial classes, there were parcels that were under construction or vacant during the measurement time period, and thus would have had sharp percentage of rate increases reflective of no water being used in the initial time period used for comparison.

At the May 11, 2010 Council meeting, there was discussion that consideration should be given to measures that reduce inflow and infiltration such as a program for the replacement of sewer laterals. Staff stated that the City provides cleaning of the sewer lateral blockages as a courtesy to property owners up to three times a year.

Capital Projects

Capital Projects are prioritized based on the budget available for improvements associated with system needs including those with a potential for failure; emergency response and the associated cost; reduction in inflow and infiltration; preventative maintenance; and capacity upgrades. As budgets are reduced, the proposed sewer and storm program will become more reactive in nature, and focus on response to system failure, which could result in a higher rate of Sanitary Sewer Overflows that could lead to fines and enforcement action from the State Water Board, Regional Water Quality Control Board, and various non-governmental environmental protection organizations.

In addition, the maintenance cycle length will increase as will the associated deferred maintenance cost. The proposed rate increase of 6.75% provides for the continued funding of projects that will improve the system. Consideration will also be given to measures that reduce inflow and infiltration such as ordinances requiring replacement of sewer laterals based on a neighborhood or sector by sector approach, or when building permits for construction are obtained. As these types of programs become more common in other jurisdictions, these types of ordinances generate less controversy.

Public Outreach

The public outreach associated with the proposed increase in the sewer charge includes the posting of information on the Hot Topics portion of the web page. The Rate Analysis Report was completed and posted on the web page along with staff reports describing the change. The web page address and the phone number for the City Clerk, and for NBS, the City's Rate Management and Outreach Consultant, were included in the Notice that was mailed to every property owner in the City of Belmont. The response from the mailings and postings for this matter has been minimal. As of the writing of this report, the City received only a few phone calls, and NBS received only five calls, mostly inquiring regarding proposed rates or questions regarding rate calculation. The Public Hearing was advertised twice in the newspaper during the two weeks preceding the July 13th public hearing.

Proposition 218 Procedures

Charges for sewer service are property-related charges subject to Proposition 218. These charges need not be submitted to an election of voters or property owners, but they are subject to a majority protest proceeding. That process is summarized as follows:

1. An agency calculates a budget sufficient to cover the cost of service and determines how to spread that budget via rates across different kinds of customers (e.g., single-family, multi-family, non-residential),
2. The agency provides 45 days mailed notice of a public hearing on the proposed new rates to every property owner or customer of record who will pay the new rates,
3. The agency conducts the hearing and accepts written protests from property owners and customers of record, and
4. The agency tallies the protests; if more than half of the affected property owners and customers of record protest the new rates in writing before the end of the hearing, the agency cannot impose the new rates; otherwise it may impose the rates at any level which does not exceed the rates stated in the notice.

Majority protests under these rules are not common except when a very small number of ratepayers are involved. Accordingly, the primary consequences of this process are the delay and cost associated with the noticed hearing and the opportunity for public input on the decision.

From review of the Action Plan, staff notes that the approval of the proposed rate by a two thirds affirmative vote of the City Council, if it is to be approved without adoption of an emergency ordinance, is recommended for tonight's City Council meeting.

General Plan/Vision Statement

There is no impact from this report. Maintenance of City's existing infrastructure is consistent with the City's goals and policies.

This project is consistent with the General Plan General Community Goals and Policies section (Paragraph 1015), which states "To provide public services efficiently and at a level adequate to serve an ultimate population of about 28,000" and with the General Plan Public Facilities and Services Goals section (Paragraph 2041), which states "To provide public services at a level adequate to ensure public safety, health and welfare at the lowest possible cost; to establish and maintain all essential public services and facilities in a manner that ensures continued operation in time of emergency."

Fiscal Impact

Should the City Council approve the rate structure shown in the Notice, the revenue received is projected to equal the projected revenue for fiscal year 2010-11 of approximately \$6.0 million.

Public Contact

As discussed above, a Notice was mailed to every property owner in the City of Belmont, providing them with the phone number of the City Clerk and the City's Rate Consultant, NBS, and providing the City Web Page address where additional information could be secured. The Resolution was published twice in the newspaper in the two weeks preceding the Public Hearing.

Finally, the Council agenda was posted.

Recommendation

At the conclusion of the public hearing and after hearing any testimony, should sufficient protests be submitted in opposition of the rates, the City should stop further proceedings of the rate proposal. Otherwise, staff recommends the City Council introduce the ordinance increasing sewer rates per Attachment A, effective FY 2010-11.

Alternatives

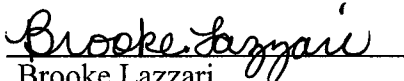
After holding a public hearing and determining if there is a majority protest:

1. Take no action.
2. Deny or Modify the Approval.
3. Refer back to staff for further information.

Attachments

- A. Ordinance
 - a. Proposed Sewer Charge Rate Schedule
- B. Action Plan/Schedule
- C. HF&H Report entitled Sewer Rate Update – FY 2010-11, dated April 30, 2010

Respectfully submitted,


Brooke Lazzari
Deputy Finance Director


Carlos de Melo
Acting City Manager

Brooke Lazzari
Deputy Finance Director
(650) 595-7434
blazzari@belmont.gov

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
BELMONT INCREASING THE CITY'S SEWER CHARGES

WHEREAS, Section 21.93 of the Belmont Municipal Code and Section 5471 of the California Health & Safety Code permits the City Council of the City of Belmont to set the City's sewer charges; and,

WHEREAS, on July 13, 2010, the City Council held a full and fair public hearing, properly noticed as required by law, at which all persons interested, were given an opportunity to provide oral and written testimony with respect to a proposed revision and increase of the City's sewer charges; and

WHEREAS, the City Council desires to revise and increase the City's sewer charges.

The City Council of the City of Belmont does hereby ordain as follows:

SECTION 1. The City Council hereby establishes the schedule set forth in Exhibit A to this Ordinance, which is incorporated herein by reference as the City's schedule of sewer charges.

SECTION 2. The City Council hereby finds and determines that:

- A. The City has complied with each of the requirements of Section 6 of Article XIID of the California Constitution with respect to the actions taken by this Ordinance.
- B. The rates established by this Ordinance do not exceed the amounts permissible under Article XIID for a fee for sewer service, and the sewer service charge is not a tax.
- C. A majority protest, as defined by Section 6(b) of Article XIID of the California Constitution does not exist with respect to the reestablishment and increase of the sewer service charge.

SECTION 3. This Ordinance does not affect the Sewer Treatment Facility Charge imposed by the City.

SECTION 4. The City Council hereby declares that it would have passed this Ordinance word by word, sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that any provisions of this Ordinance are severable and, if for any reason any word, sentence, paragraph or section of this Ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

Introduced this _____ day of _____, 2010

* * * * *

PASSED AND ADOPTED as an Ordinance of the City of Belmont at a regular meeting thereof held on the ____ day of _____, 2010.

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

Mayor of the City of Belmont

ATTEST:

Clerk of the City of Belmont

EXHIBIT “A”

PROPOSED SEWER CHARGE RATE SCHEDULE

Each parcel’s sewer charge will be the sum of a Base Charge and a Flow Charge.

Base Charge

- Residential Customers (single-family and multi-family):
\$272.03 per dwelling unit per year
- Non-Residential Customers:
\$272.03 per parcel per year

Flow Charge

- Residential and most Non-Residential Customers:
\$3.57 per hundred cubic feet of estimated annualized wastewater discharge
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\$6.95 per hundred cubic feet of estimated annualized wastewater discharge

Attachment B

ACTION PLAN

Schedule for Annual Sewer Charge Increase Tax Year 2010-11 City of Belmont

- | | |
|-----------|--|
| May 11 | City Council consideration and approval of Rate Analysis and of Resolution stating intent to increase charges. The Proposition 218 Notice would be authorized for mailing by adoption of (i) setting rules for tabulating protests, (ii) scheduling public hearing* and (iii) proposing rate structure*. [Portions marked with * included principally for benefit of council/staff coordination, not legally required] |
| May 12 | Send 45 day Notice to Printer (Tim Seufert, NBS) |
| May 21 | Mail 45 day Notices to property owners (Tim Seufert, NBS) |
| May-June | Track written and verbal responses from property owners, and prepare Response(s) |
| June 17 | Publish first notice of July 13 public hearing (Jozi/City Clerk) |
| June 24 | Publish second notice of July 13 public hearing 10 days prior to public hearing (Jozi/City Clerk) |
| July 13 | Public Hearing at City Council Meeting
(A) Public Hearing and Tally of Protests
(B) Introduction (First Reading) of Ordinance increasing the City's Sewer Charge |
| July 15 | File Rate Charge Report with City (NBS) |
| July 27 | (A) Second Reading of Ordinance increasing the City's Sewer Charge
(B) Resolution of the City Council of the City of Belmont Confirming and Approving the Report of Sewer Charges for FY 2010-11, directing the filing of charges for collection by the County Auditor. (Consent) |
| August 2 | Send new rates for all properties to County of San Mateo for Tax bill (NBS) |
| August 13 | (30 days after second reading) Rate Ordinance takes effect |



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TECHNICAL MEMORANDUM

To: Thomas Fil, Acting City Manager, City of Belmont
Brooke Lazzari, Deputy Finance Director, City of Belmont

From: John Farnkopf, Senior Vice President, HF&H
Sima Mostafaei, Associate, HF&H

Date: April 30, 2010

Subject: Sewer Rate Update – FY 2010-11

The results of our review of the City of Belmont's sewer rates for FY 2010-11 are summarized in the technical memorandum. Our review indicates that the City should increase its sewer service charges in FY 2010-11. The recommended rate increase will increase the average annual residential charge from \$528 to \$551, a 4.3% increase. The documentation for the rate increase provided in this technical memorandum includes a copy of the financial planning model.

1. Background

After reviewing several alternatives in FY 2008-09, the City Council voted to increase last year's sewer rates 7.0%. The need for the increase was partially attributable to a 3.7% reduction in flow for the average residential customer from 85.06 HCF¹ to 81.89 HCF. With a 7.0% rate increase applied to lower flow, the average residential bill increased from \$504 to \$528, or 4.9%.

Last year's decreased water use followed a trend in recent years with Mid-Peninsula Water District's (MPWD) customers. This phenomenon is not unique to MPWD. Elsewhere, water use has not climbed at historic rates and often declined slightly as a result of improved efficiency and economic conditions. Initially, decreased water use by Belmont's customers resulted in revenue projections that overestimated revenue from the City's sewer rates. As a result, the fund balance has been eroded. Much more

¹ HCF = hundred cubic feet of water or 748 gallons. Flow is based on average winter water use as metered by Mid-Peninsula Water District.

accurate revenue projections are now possible by using known water use from two winters past.

In updating sewer rates for FY 2010-11, the focus on the fund balance has continued. In recent years, it has been lower than recommended. With the ability to accurately project revenue, the objective for FY 2010-11 was to maintain revenue and hold the fund balance at its current level during a trend in declining water use. It is expected that water use will stabilize in the near term, allowing the City to set rates that will be sufficient to restore the fund balance to the recommended levels.

2. Assumptions

The following key assumptions were incorporated in the updated sewer rate model:

1. **Expense projections.** The preliminary budget for FY 2010-11 was used as the basis for making projections. Most costs have remained close to the prior year. A noteworthy exception is additional debt service associated with a proposed \$8.5 million bond issued late in FY 2010-11.
2. **Estimated rate revenue.** Revenue from rates is generated by a fixed charge per account, which is the source of 45% of the rate revenue, and a flow charge based on average winter water use. With existing rates, the revenue from fixed charges is projected to be similar to last year; very little growth in accounts is projected. The revenue from flow charges is projected to decrease because of a 4.41% decrease in total flow.²
3. **Fund balance.** The fund balance has continued to decline below target levels during the current fiscal year, FY 2009-10. The projected issuance of \$8.5 million in bonds in FY 2010-11 was delayed. Instead, more capital reserves were used to the capital improvement program than was projected.

Other assumptions are shown in **Figure 1**.

3. Financial Projections and Rate Increases

The revenue requirement projections are shown in **Figure 2**. The projections show gradual increases for most cost categories, with step increases for debt service when additional bonds are issued in FY 2010-11 and FY 2013-14 (the first debt service

² Mid-Peninsula Water District confirms the trend in decreasing water use and projects an additional 2% decrease in FY 2009-10 water use, which will serve as the basis for setting sewer rates for FY 2010-11.

payments do not occur until the following year). Issuance of bonds is essential in FY 2010-11 in order to provide funding for the capital improvement program. Reserves have diminished to the point that they cannot be relied upon to fund capital improvements on a pay-as-you-go basis.

Figure 3 compares the annual surpluses and deficits projected without and with future rate increases. The projected revenue requirements are first compared with revenue from current rates. Over the five-year planning period, revenue from current rates is projected to decline slightly, despite some slight growth in accounts, because of the trend in reduced water use. Substantial deficits occur that cannot be sustained by the fund balance. To reduce these deficits, 6.75% revenue increases are added each year. As a result, the deficits are reduced but not eliminated. During the five-year period, the cumulative increase in revenue requirements (41.8%) exceeds the cumulative rate increases (35.6%). As a result, the fund balance decreases slightly over the five-year period.

Figure 4 depicts the projected fund balance. The fund balance includes Fund 501 (operations) and Fund 505 (SBSA). Throughout the period, the fund balance is below the recommended minimum balance, which was established by the City to provide sufficient cash to meet monthly operational needs. The minimum required balance is based on the fact that the City bills on the tax rolls and must wait for several months until disbursements are received from the County. When the fund balance is below this minimum, short-term supplemental funding may be needed from the General Fund.

4. Projected Rates and Bills

The recommended rate increases yield the average residential customer bills shown in **Figure 5**. Note that customer bills are dependent on both rate increases and flow. Hence, when flows are decreasing, bills are not increasing as much as the rate increases. The 6.75% rate increase results in only a 4.29% increase in the average residential bill because average residential flow has decreased 4.57%.

Figure 6 compares the projected rates and average bills for FY 2010-11 for low-strength and high-strength customers with the current rates. For FY 2010-11, the 6.75% rate increase results in only a 4.63% increase in the average bill because overall average water use is projected to decrease 4.52%.

Figure 7 compares average bills for Belmont customers with other neighboring agencies. Average monthly bills are plotted against the population in the agency, which illustrates the correlation between the amount of bills and the size of the utility. Larger utilities typically have lower bills because of economies of scale. The City's average residential bill with the proposed rate increase fall below the trend line.

5. Findings and Recommendations

In recent years, the sewer fund balance has declined despite a series of rate increases. The principal causes are (1) decreased flows reduced revenue and (2) funding capital improvements from cash rather than bonds. At this time, we recommend a 6.75% increase in the fixed and flow charges for low-strength and high-strength customers. We view this as a minimal increase intended to hold the fund balance at its current level. This 6.75% increase in rates, compounded by a further 4.41% decrease in flow, increases the average residential bill 4.63%.

Last year's projection assumed the issuance of an \$8.5 million bond to fund the capital improvement program. The delay in issuing this bond required greater use of the fund balance. The fund balance has diminished to the point where it is no longer possible to fund the necessary level of capital improvements without issuing this bond in FY 2010-11. Further delays in issuing the bond will require a reduction or cessation in the capital improvement program, which has several adverse consequences. It is imperative that rates be set to provide sufficient funding for the capital improvement program so that deteriorated infrastructure is replaced before failures occur, exposing the City to service interruptions, health and safety risks, and costly regulatory sanctions.

Figure 1. Summary of Assumptions

	Escalation Factors/Key Assumptions	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
(1)	General Inflation		1.5%	2.0%	3.0%	4.5%	5.0%
(2)	Personnel Cost Increases		1.5%	4.0%	4.0%	4.0%	4.0%
(3)	Benefits and Pension Cost Increases		5.0%	7.5%	7.5%	5.0%	5.0%
(4)	Energy Cost Increases		4.0%	4.0%	4.0%	4.0%	4.0%
(5)	Interest on Earnings	0.5%	1.0%	1.5%	2.5%	4.0%	4.5%
(6)	Annual Change in Sewer Units	0.00%	0.25%	0.25%	0.25%	0.50%	0.50%
	Low-strength sewer units	10,840	10,867	10,894	10,921	10,976	11,031
	High-strength sewer units	18	18	18	18	18	18
	Total sewer units	10,858	10,885	10,912	10,939	10,994	11,049
(7)	Minimum Operating Reserve as % of Net Op Ex	75%	75%	75%	75%	75%	75%
(8)	SBSA Wastewater Treatment		0.00%	7.50%	7.00%	6.50%	6.00%
(9)	Construction Cost Inflation			2.00%	2.75%	3.62%	3.62%
(10)	San Mateo Sewer Service Charge Increases		8.0%	8.0%	8.0%	8.0%	8.0%
(11)	Annual Change in Water Consumption	-3.85%	-4.41%	-2.00%	0.00%	0.00%	0.00%
	Low-strength consumption (from prior two years)	927,914	889,006	891,229	893,457	897,924	902,414
	High-strength consumption (from prior two years)	18,063	15,254	15,292	15,330	15,407	15,484
	Total consumption for setting rates	945,977	904,260	906,521	908,787	913,331	917,898

Figure 2. Projected Revenue Requirements

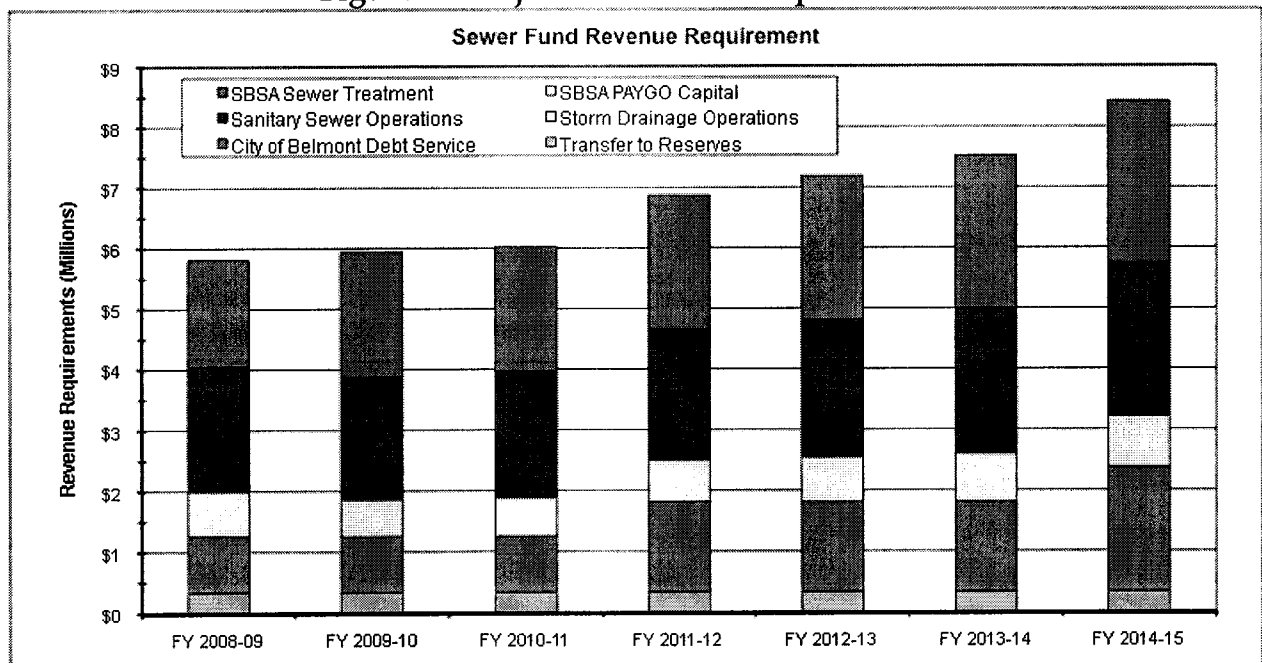


Figure 3. Financial Projections

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
Revenue Requirements	\$5,937,417	\$6,021,919	\$6,872,540	\$7,182,196	\$7,514,635	\$8,418,397
Annual change compared to prior year		1.4%	14.1%	4.5%	4.6%	12.0%
Cumulative change		1.4%	15.7%	21.0%	26.6%	41.8%
Revenue from Current Rates	\$5,983,767	\$5,842,408	\$5,856,961	\$5,871,530	\$5,900,967	\$5,930,480
Annual change compared to prior year		-2.4%	0.2%	0.2%	0.5%	0.5%
Cumulative change		-2.4%	-2.1%	-1.9%	-1.4%	-0.9%
Surplus/(Deficit)	\$46,350	(\$179,511)	(\$1,015,579)	(\$1,310,666)	(\$1,613,668)	(\$2,487,916)
Rate Increases		6.75%	6.75%	6.75%	6.75%	6.75%
Revenue Requirements (from above)	\$5,937,417	\$6,021,919	\$6,872,540	\$7,182,196	\$7,514,635	\$8,418,397
Revenue from Increased Rates	\$5,983,767	\$6,242,824	\$6,601,641	\$7,055,660	\$7,549,913	\$8,078,839
Annual change compared to prior year		4.3%	5.7%	6.9%	7.0%	7.0%
Cumulative change		4.3%	10.3%	17.9%	26.2%	35.0%
Surplus/(Deficit)	\$46,350	\$220,906	(\$270,899)	(\$126,535)	\$35,279	(\$339,557)
Fund Balance (501, 503, 505)	\$1,813,410	\$1,959,154	\$1,615,861	\$1,422,751	\$1,404,291	\$1,003,458
Annual change compared to prior year		\$145,744	(\$343,293)	(\$193,109)	(\$18,460)	(\$400,833)
Debt Service Coverage Ratio	1.42	1.65	1.16	1.26	1.45	1.19

Figure 4. Fund Balance With and Without Increased Rate Revenue

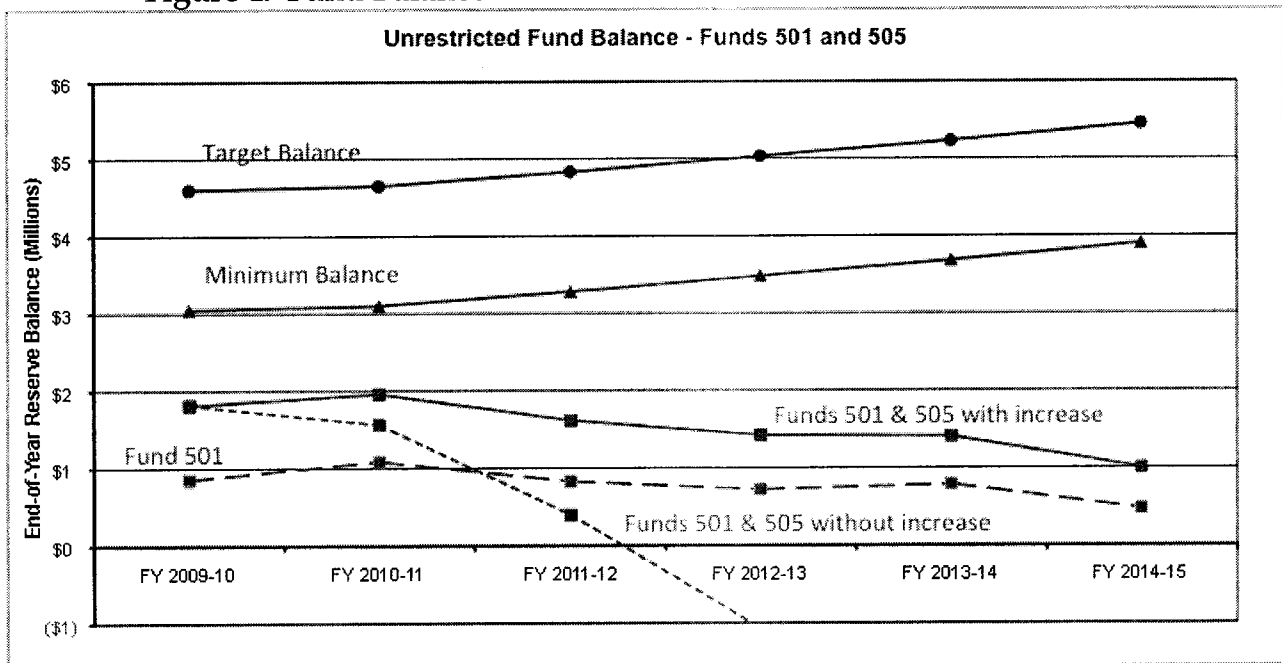


Figure 5. Average Residential Bills

Fiscal Year	Rate Increase	Average Flow Per Residence (HCF/Year)	Compared To Prior Year	Average Annual Residential Bill	Compared To Prior Year
2008-09 [a]	8.50%	85.06	-4.21%	\$503.55	18.40%
2009-10 [a]	7.00%	81.89	-3.73%	\$528.34	4.92%
2010-11 [b]	6.75%	78.15	-4.57%	\$551.01	4.29%
2011-12 [b]	6.75%	76.58	-2.00%	\$576.44	4.61%
2012-13 [b]	6.75%	76.58	0.00%	\$615.35	6.75%
2013-14 [b]	6.75%	76.58	0.00%	\$656.89	6.75%
2014-15 [b]	6.75%	76.58	0.00%	\$701.23	6.75%

[a] Actual. [b] Projected.

Figure 6. Rates and Average Bills

Customer Classes	FY 2009-10				FY 2010-11				% Change in Avg. Cons.	% Change in Avg. Bill	\$ Change in Avg. Bill
	Fixed Charge per Unit	Volumetric Charge per HCF	Avg. Annual Consumption, HCF	Average Annual Bill	Fixed Charge per Unit	Volumetric Charge per HCF	Avg. Annual Consumption, HCF	Average Annual Bill			
Low-strength residential											
Single family	\$254.83	\$3.34	81.9	\$528.34	\$272.03	\$3.57	78.1	\$551.01	-4.57%	4.29%	\$22.67
2-4 units	\$254.83	\$3.34	141.4	\$1,066.04	\$272.03	\$3.57	133.1	\$1,108.99	-5.87%	4.03%	\$42.94
Five or more units	\$254.83	\$3.34	1,274.9	\$9,617.11	\$272.03	\$3.57	1,181.7	\$9,939.53	-7.31%	3.35%	\$322.42
Residential Condominium	\$254.83	\$3.34	63.9	\$468.32	\$272.03	\$3.57	59.6	\$484.72	-6.79%	3.50%	\$16.40
Low-strength non-residential											
Hotel/boarder house	\$254.83	\$3.34	3,053.3	\$10,452.79	\$272.03	\$3.57	3,079.5	\$11,265.90	0.86%	7.78%	\$813.12
Store/office/shopping center	\$254.83	\$3.34	433.1	\$1,701.42	\$272.03	\$3.57	490.1	\$2,021.65	13.16%	18.82%	\$320.24
Other commercial	\$254.83	\$3.34	193.2	\$900.18	\$272.03	\$3.57	144.7	\$788.59	-25.11%	-12.40%	-\$111.60
Institutional	\$254.83	\$3.34	1,948.1	\$6,761.52	\$272.03	\$3.57	1,685.7	\$6,290.14	-13.47%	-6.97%	-\$471.38
High-strength commercial											
Restaurant ¹	\$254.83	\$6.51	672.9	\$4,635.67	\$272.03	\$6.95	585.8	\$4,343.65	-12.94%	-6.30%	-\$292.02
Supermarket ²	\$254.83	\$6.51	2,656.5	\$17,548.58	\$272.03	\$6.95	2,155.4	\$15,252.20	-18.86%	-13.09%	-\$2,296.38
Average per parcel			124.0	\$784.55			118.4	\$820.89	-4.52%	4.63%	\$36.34

¹ Food prepared on premises.

² With grinders.

Unit - number of units per parcel is specified on the property tax rolls.

HCF - hundred cubic feet of water use from MPWD meter readings during winter, then annualized.

Non-metered parcels shall be charged a standby fee not greater than \$20.45 per month (\$245.40 annually) per parcel as authorized by Ordinance 907, dated July 9, 1996.

Figure 7. Comparison of Monthly Residential Bills

